### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	25/31-35 Como Parade East, Mentone Vic 3194
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$840,000	Range between	\$780,000	&	\$840,000
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#### Median sale price

Median price	\$745,000	Pro	perty Type	Unit		Suburb	Mentone
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/27-29 Brindisi St MENTONE 3194	\$797,000	22/01/2025
2	194 Como Pde PARKDALE 3195	\$780,000	22/10/2024
3	6/12 Phillip St MENTONE 3194	\$800,000	18/09/2024

#### OR

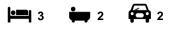
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 15:22









Property Type: Unit Agent Comments

**Indicative Selling Price** \$780,000 - \$840,000 **Median Unit Price** December guarter 2024: \$745,000

## Comparable Properties



6/27-29 Brindisi St MENTONE 3194 (REI)

Price: \$797,000

Method: Sold Before Auction

Date: 22/01/2025 Property Type: Unit Agent Comments

194 Como Pde PARKDALE 3195 (VG)





Agent Comments

Price: \$780,000 Method: Sale Date: 22/10/2024

Property Type: Flat/Unit/Apartment (Res)

6/12 Phillip St MENTONE 3194 (VG)





Price: \$800.000 Method: Sale Date: 18/09/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



